

# **ANNUAL ELEMENT PROGRESS REPORT**

## ***Housing Element Implementation***

(CCR Title 25 §6202 )

Jurisdiction FOSTER CITY

Reporting Period 01/01/2015 - 12/31/2015

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

**Governor’s Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044**

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**Table A**

### Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure  R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
Waverly (The Triton)	5+	Renter	8	31	9	172	220	220	Inc; DB	48	
Atria	5+	Renter	0	0	0	131	131	131			
Lennar	5+	Owner	0	0	0	126	126	126			
100 Grand (Triton Pointe) BP in 2014	5+	Renter	10	18	5	133	166	166	Developmen t Agreement	33	
Alma Point (Mid-Pen Foster Square) BP in 2014	5+	Renter	65	0	0	1	66	66	Low Income Housing Tax Credits, Redevelopm ent Agency or Successor Agency	65	

									Funds		
(9) Total of Moderate and Above Moderate from Table A3					14	563					
(10) Total by Income Table A/A3			83	49	14	563					
(11) Total Extremely Low-Income Units*			7								

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**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c )(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

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**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units**  
**(not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for <b>Moderate</b>	0	0	0	0	0	0	0
No. of Units Permitted for <b>Above Moderate</b>	0	0	0	0	0	0	0

\* Note: This field is voluntary

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**Table B**

**Regional Housing Needs Allocation Progress**

**Permitted Units Issued by Affordability**

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	148	83	0	0	0	0	0	0	0	0	83	65
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	87	49	0	0	0	0	0	0	0	0	49	38
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		76	14	0	0	0	0	0	0	0	0	14	62
Above Moderate		119	563	0	0	0	0	0	0	0	-	563	0
Total RHNA by COG. Enter allocation number:		430	709	0	0	0	0	0	0	0	0	709	165
Total Units   ► ► ►													
Remaining Need for RHNA Period   ► ► ► ► ►													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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**Table C**

### Program Implementation Status

Program Description (By Housing Element Program Names)		<b>Housing Programs Progress Report - Government Code Section 65583.</b> Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
H-A-4-b: Geotechnical Studies	Prior to any residential or retail construction on the project sites, geotechnical studies would be required by the City unless a site-specific study is already on file with the City.	1/31/2023	A preliminary housing proposal for Pilgrim Triton Phase C had an initial review in 2015, but the application was deemed incomplete.
H-A-4-c: Building Codes	. Buildings shall conform to the requirements of the latest adopted edition of the California Building Standards Code to reduce potential seismic-related hazards.	1/31/2023	Ongoing.
H-A-4-d: Site Investigation	When a site-specific development is proposed for a site that was previously used for commercial or industrial uses, a Phase I and II Site Investigation shall be conducted to identify the extent of contamination and the clean-up measures necessary to meet the requirements of the Department of Toxic Substances	1/31/2023	A preliminary housing proposal for Pilgrim Triton Phase C had an initial review in 2015, but the application was deemed incomplete.

	Control and the Regional Water Quality Control Board.		
H-A-4-e: NPDES Requirements	All National Pollutant Discharge Elimination System (NPDES) requirements will be met or required as mitigation measures when Rezoning applications are processed for the subject sites.	1/31/2023	Ongoing.
H-A-4-g: Traffic Evaluations	Traffic evaluations shall be completed when site-specific development is proposed and/or a Rezoning application is processed. Each site-specific evaluation will consider intersection and freeway impacts, parking, transit and pedestrian/bicycle safety. If necessary, mitigation measures to ensure compliance with the Level of Service standards identified in the City of Foster City General Plan shall be incorporated in the project.	1/31/2023	A preliminary housing proposal for Pilgrim Triton Phase C had an initial review in 2015, but the application was deemed incomplete.
H-A-1-a: Annual Tracking of Housing Activity	The City will provide a statistical summary of residential building activity tied to various types of housing, household need, income and Housing Element program targets.	1/31/2023	See Tables A and B, attached. Building permits were issued in 2014 and 2015 for 709 units that will apply to the RHNA for 2015-2023 (see breakdown in H-A-1-b)
H-A-1-b: Construction of New Units	The Association of Bay Area Governments, through the San Mateo County sub-region, has calculated Foster City's regional housing share at 430 units for the 2015-2023 period. The City will continue to review residential proposals as they are received.	1/31/2023	Permits issued in 2014-to be completed in 2016: ı 100 Grand (Triton Pointe): 166 units ı Alma Point (Mid-Pen Foster Square): 66 units Permits issued in 2015-to be completed in 2017 ı The Triton (Waverly): 220 units ı Atria (Foster Square): 131 units ı Lennar (Foster Square): 176 units
H-A-1-c: Future Housing Element Updates	The City will update its Housing Element, consistent with State Law requirements.	1/31/2023	The Housing Element for the 2015-2023 Planning Period was approved on February 2, 2015.
H-A-3-a: Community Outreach	The City will improve citizen awareness of rehabilitation and disaster assistance loan subsidy programs, code enforcement, energy conservation programs, fair housing laws and affordable housing	1/31/2023	Ongoing - primarily through web site, distribution of information packets and through agreement with HIP Housing. In 2015 major outreach efforts went into publishing the availability of the 100 Grand and Alma Point BMR housing lotteries.



	<p>programs by:</p> <p>(1) providing packets of housing information at City Hall and the library, with water bill inserts and through the mail to those who inquire;</p> <p>(2) contacting neighborhood groups and associations;</p> <p>(3) providing special presentations to community groups, service organizations, and senior citizens periodically; and</p> <p>(4) providing public information through articles in the local newspaper, on the City's web site and with cable TV public service announcements.</p>		
H-A-3-c: Water and Sewer Agency Coordination	Annually review water and sewer procedures and priority for water and sewer service allowances for developments with units affordable to lower-income households.	1/31/2023	In Urban Water Management Plan (UWMP). CDD staff is participating in the update of the UWMP in 2016.
H-A-3-d: Outreach to Community Service Clubs and Organizations	The City will contact community service clubs and organizations to determine their interest in establishing a volunteer labor-assistance housing improvement program for homeowners physically or financially unable to maintain their properties.	2015	No action in 2015.
H-A-4-a: Air Quality Impacts	When site-specific development is proposed and/or a Rezoning application is processed, potential air quality impacts from project traffic shall be studied, and mitigation measures to ensure compliance with the Bay Area Air Quality Management District standards in effect at the time shall be recommended if necessary	1/31/2023	A preliminary housing proposal for Pilgrim Triton Phase C had an initial review in 2015, but the application was deemed incomplete.
H-A-4-f: Noise Studies	Noise studies shall be undertaken for each site when a site-specific development is proposed and/or a Rezoning application is processed. These studies will identify needed mitigation measures to reduce noise levels to an acceptable level for	1/31/2023	A preliminary housing proposal for Pilgrim Triton Phase C had an initial review in 2015, but the application was deemed incomplete.

	residential uses of the sites as identified in the Noise Element of the Foster City General Plan.		
H-A-3-b: Technical Assistance to Non-Profits	The City will provide technical assistance to non-profit groups organized to encourage provision of affordable housing and sponsors of affordable housing projects and programs. The City will facilitate provision of affordable housing by providing technical assistance in a liaison role with non-profit housing groups and managers of affordable housing units in the City.	1/31/2023	The City is working with the non-profit Mid-Peninsula Housing as a development partner. The City is assisting Mid-Peninsula Housing and the developers in the Pilgrim Triton area with their initial BMR marketing plans and program set-up. The City provides assistance to BMR property managers on an ongoing basis by responding to issues as they arise.
H-B-1-a Continue Code Enforcement	Continue code enforcement program.	Ongoing	Ongoing
H-B-2-a Rehabilitation Loans	Encourage rehabilitation loan and disaster assistance programs to the extent possible given program funding criteria and local need.	20 loans by 2023	Loans are advertised with other housing programs.
H-B-2-b Facilitate Non-Profit Rehab/Maintenance Assistance	If a source of funding can be found, start a community outreach program to help the disabled and elderly maintain or rehabilitate their homes to match households in need with non-profit organizations.	2016 & ongoing thereafter	No action in 2015.
H-B-3-a Energy Conservation Assistance	Consider adopting measures for new residential development and rehabilitation projects to incorporate sustainable construction and green building practices.	2015	City adopted updated CALGreen building standards in 2013. Sustainable design features in addition to minimum code requirements were included in approvals for Triton Pointe, The Waverly and Foster Square. A Climate Action Plan was adopted in September 2015. The City has adopted financing mechanisms (PACE) to assist homeowners with energy conservation.
H-B-3-b Increased Energy Conservation	Continue to enforce CalGreen, consider fee waivers and fast-track incentives for energy conservation improvements, and will review its development ordinances to determine if zoning, building subdivision and others discourage the use of energy conservation measures. Ongoing Fees for solar installations are waived.	Ongoing	Fees for solar installations are waived.
H-B-4-a Architectural Review	Continue Architectural Review to ensure that development preserved character	Ongoing	Ongoing

	and scale of neighborhoods.		
H-C-1-a Condo Conversion Regulations	<p>Continue implementation of the condo conversion ordinance linking any conversions to the development of additional rental housing within the City. The ordinance provides for lifetime leases for seniors and handicapped tenants.</p> <p>Amend the existing conversion regulations to change the percentage of converted units required to be set aside for qualified low and moderate income owners from ten to fifteen percent.</p> <p>Continue the requirement for deed restrictions on resale (unless financing is impossible), or 1% of gross sales must be contributed to the City, and comparable rental housing must be available in the Housing Market Area.</p>	Ongoing	No conversions proposed in 2015.
H-C-2-a Phased Redevelopment of Existing Apartments	<p>If a large apartment development is redeveloped, the project shall be phased so that displacement of residents is minimized to the extent feasible. The application for redevelopment shall include a plan to minimize displacement of existing residents.</p>	Ongoing	No redevelopment of large apartment developments was proposed in 2015.
H-C-3-a Moderate Rent Increases	<p>Continue working with PCRC and Tri-County Apt. Association as a vehicle to moderate rent increases and to resolve rental disputes.</p>	Ongoing	Ongoing
H-C-4-a Rental Dispute Resolution	<p>Continue to encourage residents' use of PCRC as a vehicle to resolve rental disputes.</p>	Ongoing	Ongoing
H-C-5-a Rental Housing Assistance	<p>Encourage the use of federal, State and local rental housing programs. Continue to publicize programs and work with the San Mateo County Housing Authority to implement the Section 8 Rental Assistance Program and, as appropriate, assist similar non-profit housing sponsor rental assistance programs.</p>	15 extremely low and very low-income households provided assistance per year.	Ongoing. Information is included on the City's website, in handouts in affordable housing packets, and referrals to other providers, such as HIP Housing.

H-C-5-b City Rental Assistance Program	If a source of funding can be secured, develop a local housing rental assistance program, and work with the owners of existing rental projects in the City to provide as many subsidized rental units as possible.	An additional 10 extremely low income, 10 very low income and 20 low income by r	No action in 2015. The loss of redevelopment funding eliminated the source of funds for this program.
H-D-2-a Tier 1 Housing Opportunity Sites	<p>The City will work with the developers of Tier 1 sites to assure that RHNA can be met at these sites. Tier 1 sites include:</p> <ul style="list-style-type: none"> <li>¿ Pilgrim-Triton (remaining phases)</li> <li>¿ Foster Square</li> <li>¿ Harbor Cove</li> <li>¿ Beach Cove</li> <li>¿ Franciscan</li> <li>¿ Sand Cove</li> <li>¿ Shadow Cove</li> </ul>	Approvals within 1 year of application	<p>The Pilgrim/Triton proposal for redevelopment began its review in 2007, including 730 housing units and was approved in 2008, including a requirement for 20% affordable units. Phase A for 307 units was completed and occupied in 2013.</p> <p>One Hundred Grand (Triton Pointe-Phase D of Pilgrim Triton) obtained development approvals in 2012 for 160 residential units and is under construction in 2014-16.</p> <p>The Triton (Waverly-Phase B of Pilgrim Triton) obtained development approvals in 2013, demolished the existing buildings in 2014 and is under construction in 2015-17.</p> <p>A preliminary housing proposal for Pilgrim Triton Phase C had an initial review in 2015, but the application was deemed incomplete.</p> <p>The Foster Square development of the 15-Acre site was approved by the City Council on November 18, 2013 with up to 421 units and 35,000 sq. ft. of commercial space. Alma Point by MidPen Housing received building permit approval in November 2014 and is under construction in 2015-16.</p> <p>Atria including 131 units and 24-bed memory care is under construction in 2015-17.</p> <p>Lennar obtained building permits for 176 units in 2015 and is under construction in 2015-17. Lennar has planning approval for an additional 74 units.</p>
H-D-2-d Design Criteria for Affordable Housing Overlay District	<p>Develop criteria to be used by the Planning Commission in the review of developments pursuant to the AHO that ensures:</p> <ul style="list-style-type: none"> <li>¿ Character that is consistent with qualify of neighborhoods.</li> <li>¿ Features are utilized to minimize the impacts on adjacent development.</li> </ul>	2015	No action in 2015.

	¿ Affordable units are dispersed and indistinguishable from market rate units.		
H-D-3-a Potential Re-Use of Commercial Sites	The City will reevaluate the land use designations for the neighborhood shopping centers or other commercial sites if, at a future date, any of these commercial activities become not viable.	As appropriate	No action in 2015.
H-D-2-b Affordable Housing Overlay Combining District	Adopt and implement an Affordable Housing Overlay (AHO) Combining District to encourage production of additional housing units, including affordable units.	2015 (SB 375 required rezoning to be completed by 2/1/2018)	No action in 2015.
H-D-2-c Rezoning with Affordable Housing Overlay District	Rezoning selected housing sites with the AHO.	2015 (SB 375 required rezoning to be completed by 2/1/2018)	No action in 2015.
H-D-3-b Increase Supply of Rental Units	Work to increase the supply of rental units in the City by re-planning and rezoning failed, or underutilized commercial properties to include rental units.	Following completion of Housing Element or when a unique development opportunity	No action in 2015.
H-D-4-a Mixed Use Housing	Encourage mixed residential-commercial uses in areas consistent with the Land Use Plan.	Ongoing	A preliminary housing proposal for Pilgrim Triton Phase C had an initial review in 2015, but the application was deemed incomplete.
H-D-6-a Second Units	Continue implementation of the City¿s second unit ordinance.	2 moderate income units by 2014	No new units in 2015.
H-D-8-a Housing Impact Fee	Conduct the necessary nexus study to enable consideration of a housing impact fee.	2015	The nexus study was completed and presented to the City Council in August 2015. The City Council tabled the item and requested additional information.
H-D-8-b Local, State and Federal Funding for Affordable Housing	Monitor availability of other sources of local, state or federal funding for affordable housing programs.	Ongoing	Staff monitors Notices of Funding Availability for programs that could be used in Foster City. Staff forwards relevant information to developers.

H-D-9-a Government Constraints	Review the development process and remove any government and regulatory constraints to the production of affordable housing, including a review of ways to allow more types of projects to be approved at the staff level.	2016	Constraints were reviewed as part of the Housing Element Update and various programs included for implementation.
H-D-9-b Pre-Permit Review Process	Continue to hold pre-application reviews of affordable housing projects.	Ongoing	Ongoing
H-D-9-c Minimum Density Requirements	Consider enacting minimum density requirement to prevent use of land zoned for multiple-family use for lower density housing in order to make more efficient use of the limited opportunity to provide additional housing.	2016	No action in 2015.
H-D-9-d Zoning Incentives	Evaluate zoning incentives that encourage the development of diverse housing types such as smaller more affordable unit and 2- and 3-bedroom units for families.	2016	The Triton Pointe development approved in 2012 and The Waverly approved in 2013 included some waivers to the minimum square footage requirements in order to allow slightly smaller units. A preliminary housing proposal for Pilgrim Triton Phase C had an initial review in 2015, but the application was deemed incomplete.
H-D-9-e Reevaluate Parking Requirements	Conduct a study of whether, how and when to modify parking requirement to allow higher densities and reduced housing costs in areas appropriate for reduced parking requirements.	2016	The Triton Pointe and Waverly development approvals included use of the reduced parking standards pursuant to State Housing Density Bonus law and also provided parking analyses to verify the adequacy of the proposed parking.
H-D-9-f Development Fee Waivers	Where appropriate and feasible, continue to allow waivers of development fees as a means for promoting BMR housing.	Ongoing	No action in 2015.
H-D-9-g Nonconforming Uses	Allow use of development agreements and amend Chapter 17.70, Nonconformity Uses, of the Foster City Municipal Code to reduce or eliminate disincentives to having an existing non-residential site zoned for housing. Allow non-conforming uses to continue indefinitely on sites zoned for housing and also allow them to be expanded or rebuilt if destroyed.	2016	Included in Pilgrim Triton Development Agreement.
H-E-1-a Funding for Affordable Housing	Conduct the necessary nexus study to enable consideration of housing impact fees.	Ongoing	The nexus study was completed and presented to the City Council in August 2015. The City Council tabled the item and requested additional information.

H-E-1-b Existing Unit Purchase Program	Continue to maintain the existing units owned by the City as rentals for large very low- and low-income families. Purchase existing older units to provide affordable rental housing. Strive not only to avoid a concentration of affordable units in any one location or area, but to disperse affordable units throughout the community to complement and enhance the diversity that is already found in the City. Target units that need rehabilitation and thereby improve the neighborhood in which they are located. Ongoing Six units continue to be rented to very low- and low-income families.	Ongoing	Six units continue to be rented to very low- and low-income families.
H-E-1-c First-Time Homebuyer Program	Continue to monitor the existing First-Time Homebuyer loans. Deposit any payoffs into the City's Affordable Housing Fund.	Ongoing	As of 12/31/15, a total of 33 loans have been made, with 6 loans still outstanding. No additional loans are being made due to the termination of CDA funding for the program.
H-E-1-d Homeowner Rehab Loan Program	Increase use of CDBG loans administered by the County, through improved promotion and publicity to residents; target the elderly	Ongoing	Ongoing
H-E-3-a Density Bonuses for Affordable Housing Projects Consistent with State Density Bonus Law	Offer density bonuses consistent with State Density Bonus Law.	Ongoing	The Triton Pointe and Waverly developments utilized the State Housing Density Bonus Law, specifically the lower parking requirements.
H-E-3 b Financing and Subsidy Programs	Encourage project sponsors to apply for available federal, state and locally subsidized new affordable construction programs, including subsidies for extremely low income, very low income, and low income housing, by providing technical assistance on available programs and supporting data, structuring development agreements and other requirements to match program funding criteria, as appropriate and possible, and leveraging tax increment financing when possible. The City will also lobby Federal and State elected officials for housing legislation that includes appropriations for low and moderate income housing	Ongoing	Project sponsors were made aware of available housing subsidies, specifically HEART loans and County funds.

	programs.		
H-E-3-c Cooperative Ventures	Encourage cooperative and joint ventures between owners, developers and non-profit groups to provide BMR housing.	Ongoing	The City has been an active partner with Mid-Peninsula Housing in the development of the Alma Point project.
H-E-4-a Maintain Owner Occupied BMR Units	Administer agreements for existing ownership BMR units to ensure continued affordability.	Ongoing	Ongoing
H-E-5-a Maintain Existing Rental BMR Units	Administer the agreements for the existing rental BMR units to ensure the continued affordability of these units for the terms of their agreements.	Ongoing	Ongoing-review of annual and semi-annual reports.
H-E-5-b New Agreements for Affordability of Existing Rental Units	If a source of funding can be identified, work with owners of existing rental units to include or extend affordability agreements.	2018	Staff met with owners of Fosters Landing to discuss potential for extension of agreements.
H-E-5-c Adopt Notice Requirements for „At Risk“ Units	Adopt an ordinance requiring a one-year notice to tenants of existing affordable rental units that affordability restrictions are due to expire.	2018	Staff met with owners of Fosters Landing to discuss state mandated and potential local notification requirements.
H-E-5-d Minimize Impacts of Expiration of Affordability Covenants	Work with landlords, tenants and other agencies prior to the expiration of affordability covenants to minimize the impacts of the expiration of affordability covenants through extension, use of rental vouchers, preference at other affordable housing sites or other means.	2018	Staff met with owners of Fosters Landing to discuss state mandated and potential local notification requirements. Staff started investigating best practices in other jurisdictions.
H-E-5-e Affordable Housing Preference for Displaced Residents	Consider an amendment of the affordable housing preferences adopted by city Resolution 2000-123 to include tenants displaced by termination of affordability restrictions.	2018	No action in 2015.
H-E-6-a Homeshare Program	Continue to work with HIP to expand the existing outreach program for the Homeshare Program for both rental and ownership housing, including outreach to extremely low and very low income persons.	15 new matches per year	Since FY 2007-08 through the end of 2015, HIP has placed 87 people from Foster City into shared housing arrangements; provided information and counseling to 329 Foster City residents or workers, and helped 9 families complete the self-sufficiency program.



H-E-8-a BMR Eligibility Guidelines	Implement BMR selection guidelines based on BMR Eligibility Priorities.	Ongoing	Ongoing. Priorities were applied in the housing lotteries held in 2015 for One Hundred Grand and Alma Point.
H-F-1-a Non-Discrimination	Ensure that state and federal laws are adhered to regarding fair housing. The City will assist local non-profit organizations, as appropriate, to provide public information and education services.	Ongoing	Ongoing
H-F-1-b Anti-Discrimination Ordinance and Zoning Definitions	Provide information to landlords advising them of the City's Anti-Discrimination Ordinance to prohibit discrimination based on the source of a person's income or the use of rental subsidies	Ongoing	No action in 2015.
H-F-2-a Facilities/Services for Special Needs	Support housing that incorporates facilities and services to meet the health care, transit or social service needs of households with special needs, including seniors, extremely low income households and persons with disabilities.	Ongoing	Ongoing
H-F-2-b Victims of Domestic Violence	Assist victims of domestic violence by coordinating with and providing referrals to existing service agencies providing legal assistance, hotline, and emergency housing and prevention services to victims of domestic violence. In addition, in coordination with existing service providers, determine any other actions the City can take to assist persons in Foster City.	Ongoing	Ongoing
H-F-2-c Density Bonuses for Handicapped Access	The City may allow a one-for-one density bonus up to 25% of the number of units otherwise allowed, for developers who provide actual handicapped access features and fixtures.	Ongoing	Ongoing
H-F-2-d Adaptable/Accessible Units	The City will ensure that new multi-family housing includes units that are accessible and adaptable in conformance with the Building Code.	2% of units built	Ongoing
H-F-2-e Reasonable Accommodation.	Utilize Chapter 17.84, Reasonable Accommodation, to ensure equal access	Ongoing	Ongoing

	to housing.		
H-F-2-f Home Sharing Program	Support the HIP Housing Home Sharing Program as part of a collection of policies, programs and practices for addressing special housing needs, including seniors, those living with disabilities, those at risk of homelessness and female head of households.	Ongoing	Ongoing - included in budget.
H-F-2-g Support Services for Special Needs	Work with service providers to facilitate the provision of support services to enable people to receive services in their homes, including persons at risk of homelessness, seniors, persons with mental or physical disabilities, substance abuse problems, HIV/AIDS, physical and developmental disabilities, multiple diagnoses, veterans and victims of domestic violence.	2016 and ongoing	No action in 2015.
H-F-2-h Expansion of BMR Eligibility Guidelines for Disabled Persons	Consider expansion of the BMR Eligibility Priorities adopted by City Resolution 2000-123 to include persons with disabilities.	2016	No action in 2015.
H-F-3-a Emergency Housing Assistance	Participate and allocate funds for County and non-profit programs providing emergency shelter and related counseling services.	Ongoing	Funding was provided to social service agencies, including CALL Primrose, HIP Housing, Samaritan House & InnVision/Shelter Network.
H-F-3-b Emergency Shelter Uses	Contribute a portion of Housing Set Aside fund to non-profit agencies involved in providing housing for the homeless. The City will also review proposals for emergency shelter uses based on the policies in the General Plan and other City development standards and requirements.	Ongoing	Funding was provided to social service agencies, including CALL Primrose, HIP Housing, Samaritan House & InnVision/Shelter Network.
H-F-3-c Multi-Jurisdictional Emergency Shelter	The City will consider participation in a multi-jurisdictional emergency shelter should one be proposed in the future.	Based on opportunity and feasibility of a proposal.	No action in 2015.
H-F-3-d Emergency Shelter Zoning	The City will allow emergency shelters as	Ongoing	No proposals in 2015.

	a provided in Chapter 17.82.		
H-F-4-a Transitional and Supportive Housing Zoning	Enforce existing zoning regulations that allow transitional and supporting housing, as required by State law, so they are treated as a residential use that will be subject only to the same restrictions that apply to other residential uses of the same type in the same zone.	Ongoing	Ongoing

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(CCR Title 25 §6202 )

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General Comments: